Bill Garrett Davidson County
Batch# 42321 DEEDWARR
12/28/2017 10:24:49 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20171228-0131794

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Nga Viet Vu
103 Jamestown Place
Hendersonville, TN 37075

SEND TAX BILL TO:
New Owner

MAP/PARCEL 092-04-0-289.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angela Rucker, now known as Angela Wade, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Nga Viet Vu, married, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of C.M. Holt's of record in Plat Book 21, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 50 feet on the West side of Warren Street and runs back between parallel lines 136 feet, more or less to an alley.

Being the same property conveyed to Angela Rucker, an unmarried woman by Warranty deed from Metropolitan Development and Housing Agency of record in Instrument No. 20010822-0090531 Register's Office for Davidson County, Tennessee, dated August 17, 2001 and recorded on August 22, 2001.

Neal Wade, the spouse of Angela Wade, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Angela Wade.

This is improved property known as: **909 Warren Street, Nashville, Tennessee 37208**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 22nd day of December, 2017.

WITNESS MY HAND on this the 22nd day of December, 2017

Angela Wade

Angela Wade

WITNESS MY HAND on this the 7 day of December, 2017

Neal Wade

Neal Wade

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Angela Wade,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of December, 2017.

HENRY SHERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2018

NOTARY PUBLIC

My Commission Expires: 5-8-18

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Neal Wade,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7 day of December, 2017.

HENRY SHERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2018

NOTARY PUBLIC

My Commission Expires: 5-8-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of December, 2017.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

NOTARY PUBLIC

My Commission Expires:

File No: 170951